



MINNEHAHA COUNTY PLANNING COMMISSION

Regular Meeting Agenda

Monday, June 29, 2026

County Administration Building, 3rd Floor Commission Chambers
415 N. Dakota Avenue, Sioux Falls, South Dakota 57104

County Planning Commissioners

Bonnie Duffy, Chair

Becky Randall, Vice-Chair

Adam Mohrhauser, Commissioner

Mike Ralston, Commissioner

Ryan VanDerVliet, Commissioner

Cindy Heiberger, Commissioner

Joe Kippley, County Commissioner

County Planning Staff

Scott Anderson, Planning Director

Kevin Hoekman, Senior Planner

Mason Steffen, Senior Planner

Meeting Notes:

Individuals needing assistance, pursuant to the Americans with Disabilities Act, should contact the Minnehaha County Planning Office at 367-4204 or TDD 367-4220 by 10:00 am Friday preceding the meeting to make any necessary arrangements.

Consent Agenda Items:

Items on the consent agenda are perceived to be non-controversial and meet all of the requirements of the codes and regulations. The consent agenda will be acted on in one motion with no public hearing on the items, unless a member of the public, the Commission or staff requests the item be removed from the consent agenda. The Chair will read each item and ask if there are any objections from the audience. If so, please raise your hand and ask that the item be placed on the regular agenda. Any items remaining on the Consent Agenda will be approved by the Planning Commission, with the conditions recommended by staff.

Regular Agenda Items:

Members of the public should understand that Planning Commissioners may be unable to thoroughly review and consider materials delivered the day of the hearing. The order of business for the regular agenda shall be:

A) Staff Presentation

C) Public Comments

E) Public Testimony Closed

B) Applicant Presentation

D) Applicant Response

F) Commission Discussion

Instructions For Public Comment:

Each member of the public will be limited to five minutes of public comment per item and will only be allowed to address the commission once per item, unless they are called upon to answer additional questions from the commissioners.

Public Input On Non-Agenda Items

Members of the public who wish to speak on an item not listed on the agenda will have five minutes per person to address the Planning Commission.

Consent Agenda:

- 1) Approval of Minutes – May 18, 2026
- 2) CONDITIONAL USE PERMIT 26 – 28 to transfer two building eligibilities from the NW¹/₄ SW¹/₄ within the N¹/₂ SE¹/₄ (Except E¹/₂ NE¹/₄ NE¹/₄ SE¹/₄ and Except Tract 1 Irvine’s Addition and Except H-1) and N¹/₂ SW¹/₄ Section 1 T102N-R48W Brandon Township to the NW¹/₄ SW¹/₄ within the N¹/₂ SW¹/₄ (Except H-1) Section 6 T102N-R47W Red Rock Township and from the NE¹/₄ SW¹/₄ to the NW¹/₄ SW¹/₄ all within the N¹/₂ SW¹/₄ (Except H-1) Section 6 T102N-R47W Red Rock Township.

Petitioner: David Sorenson

Property Owner: Same

Location: Approximately 2.5 miles south of Garretson, along 257th Street

Staff Report: Scott Anderson

- 3) CONDITIONAL USE PERMIT 26 – 30 to exceed 2,400 square feet of accessory building area (requesting 4,000 square feet) on the property legally described as the South 30 Feet Lot 11 and All Lots 12 and 13 Gundersons Addition NW¹/₄ NW¹/₄ Section 34 T103N-R49W Sverdrup Township.

Petitioner: Brion and Kristen Paulson

Property Owner: Same

Location: 25523 475th Avenue

Staff Report: Kevin Hoekman

- 4) CONDITIONAL USE PERMIT 26 – 31 to amend Conditional Use Permit 19 – 14 to allow Motor Vehicle Sales and Display and to amend the Hours of Operation on the property legally described as Lot 4 Block 4 Brower Addition SW¹/₄ Section 27 T102N-R51W Hartford Township.

Petitioner: Aaron Lewis

Property Owner: Dean Stockwell

Location: 26062 Ashley Street Unit 10

Staff Report: Mason Steffen

- 5) CONDITIONAL USE PERMIT 26 – 32 to transfer three building eligibilities from the NE¹/₄ NW¹/₄, SE¹/₄ NW¹/₄ and SW¹/₄ NW¹/₄ to the NW¹/₄ NW¹/₄ all within the NW¹/₄ (Except Tract 1A Swenson’s Addition) Section 8 T102N-R48W Brandon Township.

Petitioner: Trent Dawley

Property Owner: Same

Location: Located in the southeast corner of the 257th Street and 479th Avenue intersection

Staff Report: Mason Steffen

- 6) CONDITIONAL USE PERMIT 26 – 33 to allow Commercial Vehicle Sales on the property legally described as Lot 9 Block 1 Brower Addition SW¹/₄ Section 27 T102N-R51W Hartford Township.

Petitioner: Onward Property Management LLC

Property Owner: Same

Location: 46324 Kelsey Drive

Staff Report: Kevin Hoekman

- 7) CONDITIONAL USE PERMIT 26 – 35 to exceed 3,600 square feet of accessory building area (requesting 8,520 square feet) on the property legally described as McKay’s Tracts 1 and 2 NW¹/₄ NE¹/₄ Section 9 T101N-R51W Wall Lake Township.

Petitioner: Eric Bartmann

Property Owner: Same

Location: 46257 263rd Street

Staff Report: Mason Steffen

- 8) CONDITIONAL USE PERMIT 26 – 36 to transfer one building eligibility from Munce Tract Lot 1A NE¼ NE¼ to McKay’s Tracts 1 and 2 NW¼ NE¼ all within Section 9 T101N-R51W Wall Lake Township.

Petitioner: Eric Bartmann
Property Owner: Same
Location: 46257 263rd Street
Staff Report: Mason Steffen

- 9) CONDITIONAL USE PERMIT 26 – 38 to allow Temporary Firework Sales on the property legally described as Tract 1 and 2 NW¼ (Except Lot 1 Tract 1) Section 10 T101N-R48W Split Rock Township.

Petitioner: TJ Cameron
Property Owner: Precision Capital SD LLC
Location: 2012 S Splitrock Boulevard
Staff Report: Scott Anderson

Regular Agenda:

- 10) CONDITIONAL USE PERMIT 26 – 37 to allow a Class C Hog Concentrated Animal Feeding Operation (2,400 Head) on the property legally described as Tract 2 Lerdal Addition SE¼ Section 31 T104N-R47W Highland Township.

Petitioner: Chad Stoterau
Property Owner: Same
Location: 48462 250th Street
Staff Report: Kevin Hoekman

- 11) CONDITIONAL USE PERMIT 26 – 39 to amend Conditional Use Permit 01 – 58 to expand the Sanitary Landfill on the properties legally described as Tract 1 Sioux Falls Landfill Addition Section 35 and Tract 1 Sioux Falls Landfill Addition E½ Section 34 to include the property legally described as the W½ NE¼ (Except R-1 and Except South 200 Feet) Section 34 all within T101N-R51W Wall Lake Township.

Petitioner: Burns and McDonnell Engineering
Property Owner: City of Sioux Falls
Location: 26750 464th Avenue
Staff Report: Kevin Hoekman

- 12) CONDITIONAL USE PERMIT 26 – 16 to exceed 20,000 square feet of Industrial Warehousing Area (requesting 24,000 square feet) on the properties legally described as Lots 1 and 2A Block 3 Green Valley Addition NE¼ Section 12 T102N-R50W Benton Township.

Petitioner: Heartland Contracting LLC
Property Owner: New Direction Equipment Company Holdings LLC
Location: 25728 Cottonwood Avenue
Staff Report: Kevin Hoekman

- 13) Old Business

- 14) New Business

ADJOURN.